



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10

1200 Sixth Avenue, Suite 155
Seattle, WA 98101-3123

NOV 14 2019

LAND, CHEMICAL &
REDEVELOPMENT
DIVISION

Mr. Shimon Mizrahi
Managing Partner
Rainier Commons, LLC
918 South Horton, Suite #1018
Seattle, Washington 98134

Subject: Amendment 7 to the Risk-Based Disposal Approval for Polychlorinated Biphenyl Bulk Product Waste at the Rainier Commons Facility, 3100 Airport Way South, Seattle, WA
Phase IIa Completion, removal of concrete substrate sampling, and incorporation of
Amendment 5
EPA ID No.: WAD051239994

Dear Mr. Mizrahi:

The U. S. Environmental Protection Agency, Region 10 has received Rainier Commons' requests for the EPA to approve the completion of remedial activities for Phase II Segment a, Building 15 South Wall, and for the removal of concrete from further substrate sampling requirements.

Your submittals include:

1. Polychlorinated Biphenyl (PCB) Substrate Sampling IPWP2 Segment A, South Wall Building 15 Rainier Commons, LLC, January 19, 2017;
2. Request for Modification to 12-18-2013 Risk Based Disposal Approval Supplement to Rainier Commons Phase I Close-Out Report, April 19, 2019;
3. Rainier Commons Exterior Paint Abatement Risk Based Disposal Phase II, Segment a (Building 15 south wall) Close-Out Report, September 30, 2019;
4. Rainier Commons Phase IIa Close-Out Report - Response to EPA's Request for Additional Information, October 24, 2019.

The September 30, 2019, Phase IIa Close-Out Report and the October 24, 2019, Response to Comments state that Phase IIa was conducted in accordance with the requirements and conditions of the EPA's Risk-Based Disposal Approval dated December 18, 2013, as amended to incorporate Phase IIa July 11, 2016, (Amendment 4).

Upon review of the submittals mentioned above, the EPA has determined that Condition 9 of the RBDA has been met and Phase IIa is now complete.

The Phase IIa Close-Out Report also provides additional concrete substrate sample data to supplement the original request from April 19, 2019, to modify Condition 8 of the 2013 RBDA to remove concrete substrate from further sampling.

RCLLC 0013298

Condition 8 requires Rainier to collect verification samples of substrate after paint removal. Condition 8 states that if results of sampling represent that the substrate presents no unreasonable risk of injury to health or the environment, Rainier may request a modification of the approval to eliminate the substrate sampling requirements.

Concrete samples were collected in accordance with the conditions of the RBDA. Based on the submittals referenced above, the EPA finds that no unreasonable risk of injury to health or the environment is posed by PCBs in the sandstone substrate. Condition 8 is hereby modified to exclude concrete from further sampling.

Lastly, the EPA and Rainier coordinated to develop technical changes to the abatement and monitoring procedures as conditions warranted during the active remediation of Phase IIa. The EPA wrote Amendment 5 at the conclusion of active paint removal to update Conditions 7 and 10 and add Condition 17. A draft copy of this Amendment was emailed to Doug Lansing on August 11, 2016, however, it was never signed and mailed by the EPA. Amendment 7, enclosed, hereby incorporates Amendment 5 into the RBDA.

If you have any questions concerning this letter, please feel free to contact Michelle Mullin at (206) 553-1616.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Hamlin", with a stylized flourish at the end.

Timothy B. Hamlin,
Director

Enclosure